



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

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MEMORANDUM

Date: November 14, 2013
To: Schani Siong, Project Planner
From: Tim Tomlinson, Development Services
Subject: Public Works Comments on DRC2013-00033, Dirt Clod Industries MUP, Prospect St., San Luis Obispo, APN 076-512-029

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. In accordance with Land Use Ordinance, Section 22.10.155, the proposed project is considered a Priority Project and required to submit a Stormwater Quality Priority Project Application with the project application.

<http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/stormwaterapp.pdf>

- a. The applicant shall submit a Stormwater Quality Plan Application for Priority Projects. The plan shall outline the runoff reduction measures used when developing the site plan.
- b. The applicant shall demonstrate the project has incorporated at least two (2) County approved LID structural practices into the project. Refer to the brochure Interim Low Impact Development Guidelines for further information and references for LID design.
- c. The applicant shall submit the following to the County for review and approval: Stormwater Quality Plan; Conservation of natural areas narrative; Stormwater pollutant of concerns narrative; Drainage Plan; Erosion and Sedimentation Control Plan; Mechanism in place for long-term maintenance of BMPs; and Calculations for treatment control BMPs.

Public Works Comments for DRC2013-00033:

- A. The proposed project triggers Curb Gutter and Sidewalk requirements per 22.54.030. Although improvements were constructed with Tract 2368, any existing or future

damage to those improvements will be the responsibility of the applicant to reconstruct in accordance with County Standards.

- B. The project meets the applicability criteria outlined in Title 22.10.155 for Stormwater Management; therefore, the project is subject to the NPDES General Permit Attachment 4 Design Standards
- C. The project may be subject to City of San Luis Obispo road improvement fees. The applicant is encouraged to contact the City Public Works Department.
- D. Drainage and Erosion Control plans will be required with future Building Permit submittal. The applicant should be familiar with Chapter 22.52 of the Land Use Ordinance.

Recommended Project Conditions of Approval:

1. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation has been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.
2. **At the time of application for construction permits**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Building Department for the installation of improvements within the road right-of-way in accordance with County Public Improvement Standards. The plans are to include, as applicable:
 - a. Reconstruction, if necessary, of all deteriorated or non-compliant Prospect Street frontage improvements.
 - b. Construct new B-3 driveway approaches.
3. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

Fees

4. The project is located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement approved by the Board on October 18, 2005. City road impact fees applicable to this project include:
 - a. [Planner must coordinate applicable road fees with the City of San Luis Obispo]

Drainage

5. **At the time of application for construction permits**, the applicant shall submit complete drainage calculations for review and approval in accordance with Sections 22.52.110 (Drainage Plan Required) of the Land Use Ordinance.
6. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plans for review and approval in accordance with 22.52.120.

7. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with the Source Control BMP's as identified for project incorporation in the applicant's *Stormwater Quality Plan Application for Priority Projects*.
8. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Stormwater Pollution Prevention

9. **At the time of application for construction permits**, the applicant shall submit the following to the County for review and approval: Stormwater Quality Plan; Conservation of natural areas narrative; Stormwater pollutant of concerns narrative; Drainage Plan; Erosion and Sedimentation Control Plan; Mechanism in place for long-term maintenance of BMPs; and Calculations for treatment control BMPs.
10. **At the time of application for construction permits**, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for review and approval by the County.
11. **Prior to issuance of construction permits**, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org



Robert Lewin, Fire Chief

COMMERCIAL FIRE PLAN REVIEW

November 13, 2013

Subject: DRC2013-00033 DIRT CLOD INDUSTRIES

Dear South County Team: Schani Siong

I have reviewed the proposed minor use permit for an equipment rental office and repair shop and an on-site caretaker's residence/security building. This project located at 1251 Prospect Street San Luis Obispo, California. The project is in Local Responsibility Area a 3-4 minute response time from the nearest County Fire Station. The project and applicant shall comply with the 2010 California Fire Code (CFC), the 2010 California Building Code (CBC), the Public Resources Code (PRC) and any other applicable fire laws.

Roof Coverings:

The roof type will have to be consistent with the requirements of Chapter 1505 of the 2010 CBC and no less than a Class "C" roof.

Fire Flow Requirements within a Community Water System:

A "Will Serve" letter from the water purveyor shall be submitted before construction work begins.

Water Supply Connection:

Fire hydrants are to be located as outlined in Chapter 5 & Appendix C of the 2010 CFC. Plans shall be submitted to the County Fire Department for approval of the distribution system and hydrant locations. Fire hydrants shall have two, 2 ½ inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads and comply with County Standard W-1. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

Fire Protection Systems:

A Fire Alarm System is required as outlined in CBC Section 907 & County Code 19.20.019(b) for all buildings over 2000 sq. ft. The alarm system shall comply with NFPA 72. The alarm system shall terminate at a 24-hour monitoring point (CFC Section 907). Three sets of plans shall be submitted to the County Fire Department for approval.

This project will require a commercial fire sprinkler system in the equipment rental office and the caretaker's/security building. The type of sprinklers required will depend on the occupancy type and must comply with NFPA 13, 20, 22. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II), for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC 903. A licensed alarm company shall monitor the fire sprinkler and alarm system. The fire department connection (FDC) supporting the sprinkler systems shall be located within 100 feet of a County standard hydrant and visible on fire engine approach to the building. A letter from the monitoring company shall be submitted to the County Fire Department verifying service.

Technical Report:

A Fire Protection Engineer shall review the Fire Protection Systems for this project. A list of Fire Protection Engineers is available on our website at <http://www.calfireslo.org>. The Fire Protection Engineer will require that you provide working plans as outlined in NFPA 13, 14.1 (2002). The Fire Protection Engineer will be required to send an original letter of their project review when completed, including all changes needed.

Portable Fire Extinguishers:

Portable fire extinguishers shall be installed in all the occupancies in compliance with the CFC 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.

Exiting:

All egress and exiting requirements shall comply with the California Building Code to provide egress from the building to the public way.

Building Set Backs:

A minimum 30-foot setback shall be provided from all property lines, PRC 4290, Section 1276.01.

Note: Setbacks are subject to County Planning Department approval.

Commercial Access Road:

- A commercial access road must be 20 feet wide.
- Parking is only allowed where an additional 8 feet of width is added for each side of the road that has parking.
- "No Parking - Fire Lane" signs will be required.
- Fire lanes shall be provided as set forth in the California Fire Code Section 503.
- Fire access shall be provided within 150 feet of the outside building perimeter.
- Must be an all weather non-skid paved surface.
- All roads must be able to support a fire engine weighing 40,000 pounds..
- Vertical clearance of 13'6" is required.

Gates:

- Must be setback from the road 30 feet from the intersection.
- Must automatically open with no special knowledge.
- Must have a KNOX key box or switch for fire department access. Call the Prevention Bureau for an order form at (805) 543-4244.
- Gate shall have an approved means of emergency operation at all times. CFC 503.6
- Gate must be 2 feet wider than the road on each side.
- Gates must have a turnaround located at each gate.

Addressing:

Address numbers must be legible from the roadway and on all buildings. They shall be on a contrasting background and a minimum of 8 inches high with a 1/2" stroke. All occupancies shall have a distinct address. A monument sign displaying the location of all buildings in the complex must be displayed in a prominent location at the entrance to the facility. CFC 505.1 Streets and roads shall be identified with approved signs. CFC 505.2

Emergency Access:

All commercial buildings shall install a Knox key box for fire department emergency access. The box shall be installed prior to final inspection of the building. An order form is available from the Prevention Bureau, call for more information at (805) 543-4244.

Building Signage: All interior & exterior doors providing access to fire protection or building systems shall be labeled. Examples: electrical, fire alarm control panel, fire riser, standpipes, test valves, roof access etc. The signs shall be a minimum size of 12" x 12" with characters at least 1-inch high in block lettering with a minimum of 1/4" stroke. The lettering shall be of a contrasting color to the sign background.

Fire Safety during Construction:

Prior to construction, an operational water supply system and established access roads must be installed. CFC Section 503.1 & 508. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant and can be found at the following website: http://cdfdata.fire.ca.gov/fire_er/fpp_engineering_view?guide_id=12

Special Events:

All special events shall be approved by the County Fire Department 30 days in advance. A list of Special Events should be submitted each year. The applicant must submit a site plan, a description of the events, the number of anticipated participants, measures taken to mitigate the impact of the events on public safety and a written emergency plan for medical aids, injuries, structure fires, wildland fires and other emergencies. The buildings which will be used for special events must be identified during plan review as they may impact the occupancy classification, thus changing the building requirements. No special events will be allowed in buildings designed for other uses, such as stables and barns unless the building is in full compliance of all requirements for assembly occupancy type. The County Fire Department will review the submitted plans and make comments and necessary requirements.

Emergency Plans:

A written emergency plan will be developed and written for medical aids, structure fires, wildland fires and other types of emergencies. This plan should include an inventory of equipment and its location, trained personnel and their responsibilities, evacuation procedures of buildings, trails and other facilities, identification of safe refuge areas, facility evacuation and any other pertinent information. The plan should include a site map. NFPA 299 Chapter 10, NFPA 1620

If I can provide additional information or assistance on this mater, please don't hesitate to contact me at (805) 543-4244.

Respectfully,



Tina Rose
Fire Inspector

C: Dirt Clod Industries, LLC
Randy Rea



Attachment 5
COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556

(805) 781-5910 • FAX (805) 781-1035

Martin Settevendemie

Agricultural Commissioner/Sealer

www.slocounty.ca.gov/agcomm

AgCommSLO@co.slo.ca.us

DATE: November 12, 2013

TO: Schani Siong, Project Manager

FROM: Lynda L. Auchinachie, Agriculture Department

SUBJECT: Dirt Clod Industries DRC2013-00033 (1722)

Summary

The Agriculture Department's review finds that the proposal to develop an equipment rental and repair facility within a Commercial Service land use designation would be similar to other uses approved in this area located adjacent to the existing vineyard operations. However, it is recommended that the proposed residential/caretaker and security uses/structure be located at least 200 feet from the property boundary shared with the vineyards to reduce land use incompatibilities.

The comments and recommendations in our report are based on policies in the San Luis Obispo County Agriculture Element, Conservation and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

Project Description and Impacts to Agricultural Lands

The applicant is requesting to develop an approximately 1.5 acre project site with an equipment rental and repair facility with residential/caretaker and security uses/structure within the Commercial Services land use category. The project site is located at 1251 Prospect Street, east of San Luis Obispo airport. Two vineyard operations of collectively 180 acres are located to the southeast of the project site.

The project site was approved with the condition that future uses be compatible with the existing vineyard operations located to the southeast. One of the primary goals of the Agriculture Element and the Conservation and Open Space Element is to ensure the long-term viability of agricultural resources and operations. Part of the land use review process is to identify potential land use conflicts between proposed development and existing production agriculture. At the time original land division was proposed, residential uses

were identified as being incompatible with the adjacent vineyard operation. Incompatible uses in close proximity to agricultural operations can constrain ability to perform necessary agricultural practices in a timely manner. Residential uses can be impacted by noise, odors, dust, and pesticide use. It is recommended that the proposed residential security structure be relocated at least 200 feet from the shared property line with the vineyard to reduce land use incompatibilities.

If we can be of further assistance, please call 781-5914.

FIERO LANE WATER COMPANY

PO BOX 14704
SAN LUIS OBISPO, CA 93406

TELEPHONE 805.544-4011
FAX 805.544-4294

WILL SERVE LETTER


December 16, 2013

The Fiero Lane Water Company is able to and will provide domestic and irrigation water, fire service and wastewater service per the allocations listed below to the following;

Owner: Dirt Clod Industries
301 Arbolada Drive
Arcadia, CA 91006

Location: Lot No. 14 of Tract 2368

Allocations: Water allocation is to be provided in accordance with Tract 2368 CC&R's and Fiero Lane Water Company's previously approved provisions of annexation.



Robert S. Miller, R.C.E.
General Manager